

# Public Notice

U.S. Army Corps of Engineers, Norfolk District

May 25, 2005

CENAO-TS-G  
05-V0018

## FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

### APPLICANT

The Station at Norge  
Stonehouse Station, L.P.  
808 Newtown Road  
Virginia Beach, Virginia 23462

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located north of State Route 607 in a tributary to Yarmouth Creek in James City County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to impact 0.62 acres of forested wetlands and 280 linear feet of an intermittent stream channel to construct a multifamily complex with associated utilities and road improvements on a 10.16 acre parcel. The applicant proposes to compensate for these impacts through the purchase of 1.24 credits from a Corps' approved mitigation bank for the forested wetland impacts, and a donation to the Virginia Aquatics Resources Trust Fund for the stream impacts.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated and a permit from the James City County Wetlands Board. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act). The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies

and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: [elirons@deq.virginia.gov](mailto:elirons@deq.virginia.gov).

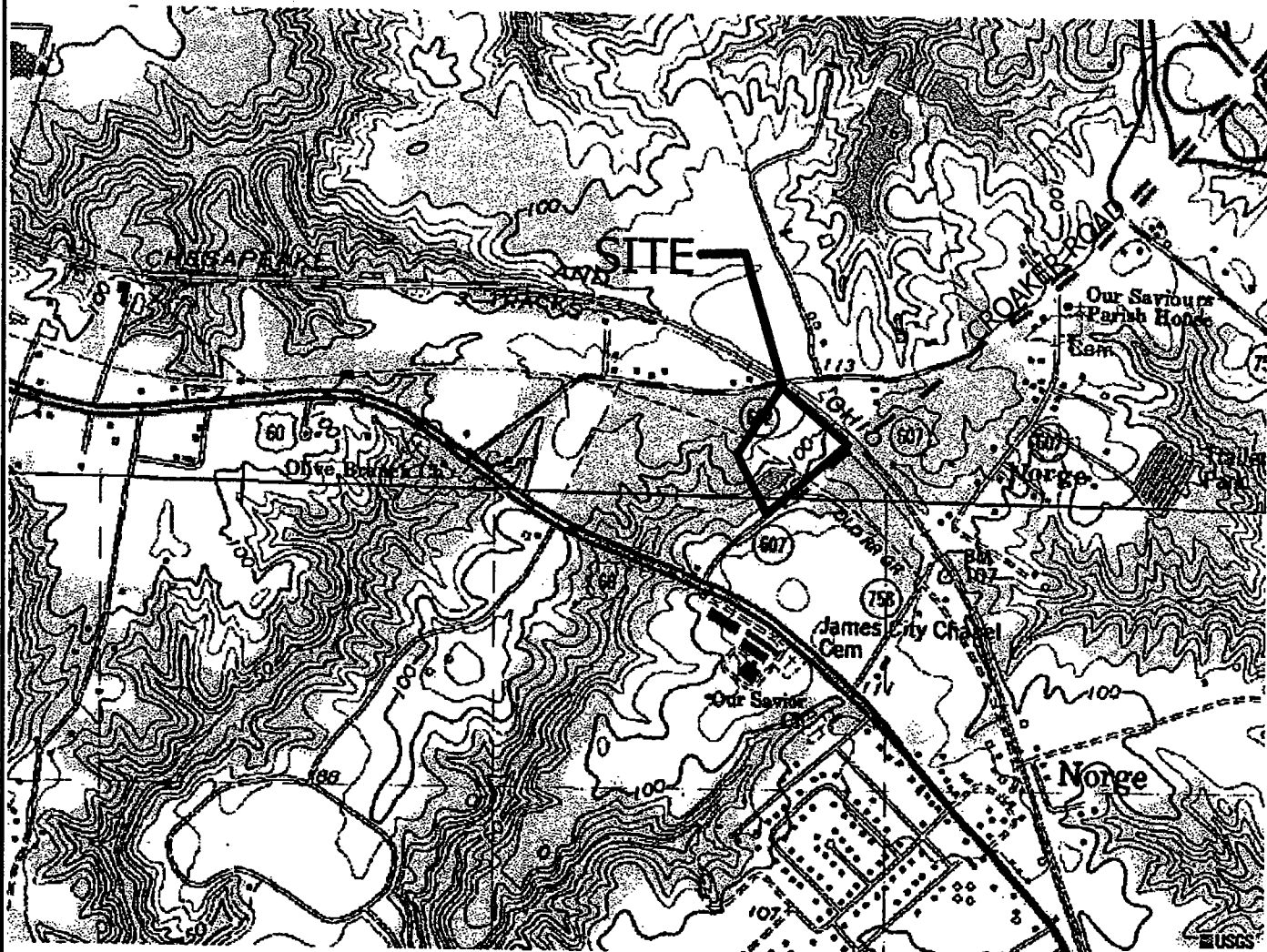
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on **June 9, 2005**. If you have any questions about this project or the permit process, please call:

Cara Sydnor at 757.201.7580.

FOR THE DISTRICT ENGINEER:

Michael A. Schwinn  
Chief, Western Virginia  
Regulatory Section

Attachments:  
Project layout  
Topographic map



**NORTH**

**SITE IS LOCATED SOUTHWEST OF INTERSECTION BETWEEN  
VA ROUTE 607 - CROAKER ROAD AND CHESAPEAKE AND OHIO  
RAILWAY RIGHT OF WAY IN JAMES CITY COUNTY, VIRGINIA.**

NOT TO SCALE  
DATE: 12/13/03  
BAY # 03-051-01  
DRAWN BY: CJC

**FIGURE 1: VICINITY MAP  
THE STATION AT NORGE  
RIPLEY HEATWOLE COMPANY, INC.  
JAMES CITY COUNTY, VIRGINIA**

**DAI**  
**ENVIRONMENTAL, INC.**  
Environmental Consulting Services  
P. O. Box 2666 Chesapeake, VA 23327

